

**X Lofts
Osborn & Scottsdale Roads
Scottsdale, Arizona
Case#492-PA-2004
Rezoning Application**

Project Narrative

We are requesting a rezoning of the property located at 7106, 7050, 7106, 7116 and 7126 East Osborn Road. The request will change the existing Highway Commercial District, Downtown Overlay (C-3 DO) to Downtown Office/Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) on a 1.43 +/- acre located at the above referenced location to add the Planned Block Development (PBD) and amend the site plan/stipulations from case 52-ZN-1997#2.

Our request is consistent with the parcel to the east in creating one coherent residential project that will serve Downtown Scottsdale's housing needs. The parcel located directly to the east is currently zoned D/OC-2 and will be the location for the east phase of this project. The proposed rezoned parcels (west phase) will consist of the development of 42-46 loft condominiums units to compliment the 40 proposed units in the east phase. All 82-86 units will be for sale product. The height of the proposed project will be consistent with the approved 50' height of the east parcel.

The proposed residences will be located in a three-story structure above a common partially below-grade parking level. An open recreation terrace/pool area will be located above the parking level surrounded by units. The parking level will provide vehicular and pedestrian access from both Osborn and 6th Street. Both secured resident parking and open visitor parking will be provided in the parking level.

We are also requesting a stipulation modification for the approved east phase. Due to the shared entry drives located on Osborn and 6th Street, we are requesting the removal of the stipulation that requires an entrance on Bishop Lane. This entry is no longer necessary as the dual shared entry creates centrally located entry and exit points for both the east and west phase of the project.

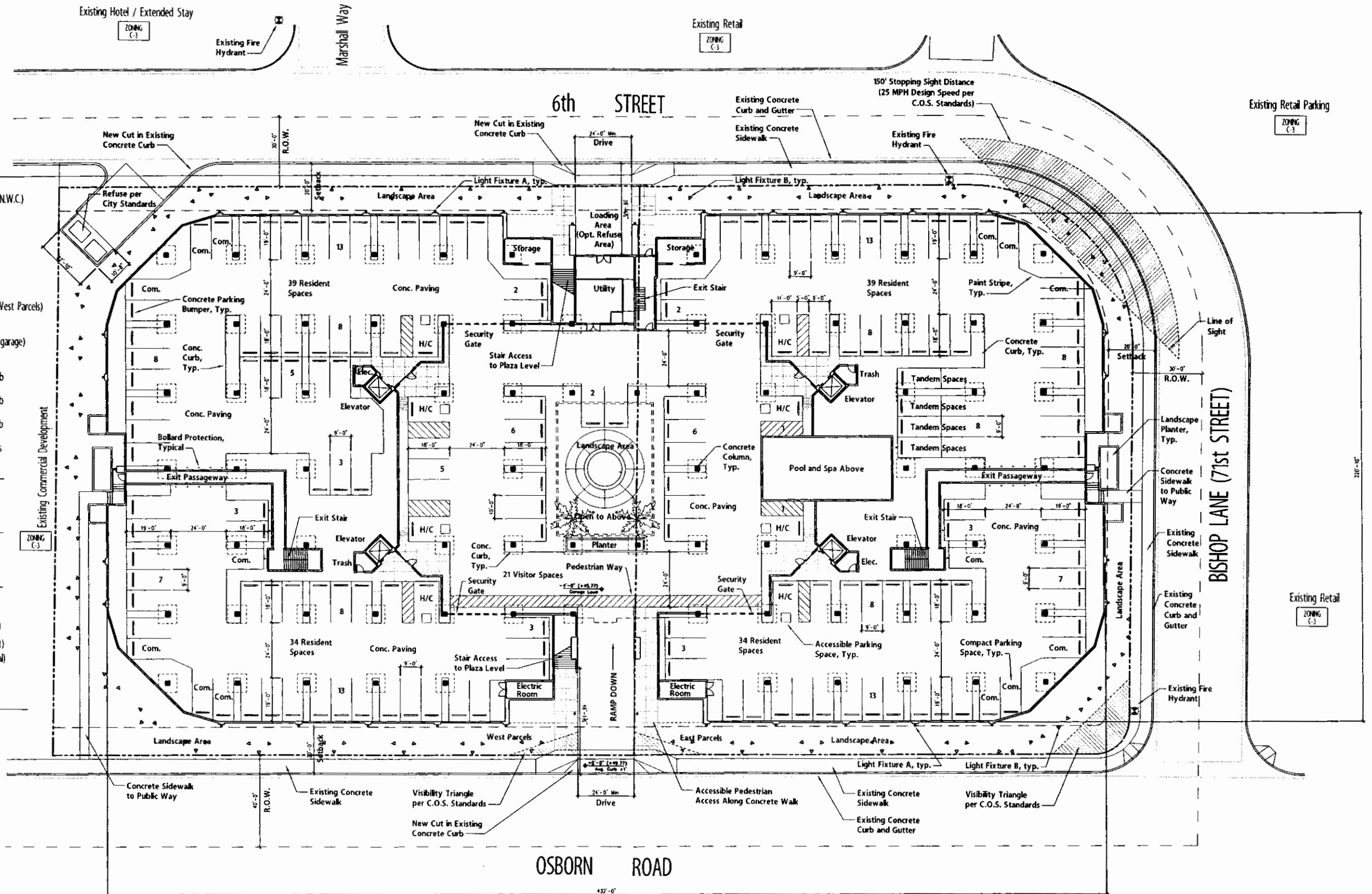
Justification for Amended Development Standards

We are requesting to modify the Planned Block Development (PBD) overlay height of 38' within 300' of an R1 district. There are a number of reasons to justify our request. This project is designed to mirror the adjacent parcel and will act as a second phase (approved for 50') of the project. The additional height is needed in order to maintain architectural and project consistency. In addition, please note that the proposed design is a "loft" project, which calls for a tall ceilings and an open feel. The parking garage is

already located 4' below grade; any additional lowering would require a modification of the ramp/circulation system and would require additional mechanical, exhaust and cooling systems, which could audibly affect future residents in addition to substantial design changes. And lastly, due to site restraints, the additional height allows us to break up the massing of the building by providing additional towers throughout the project. Thank you for your consideration.

Project Data

Project Name	: 'X' Lofts
Location	: Osborn Road and Bishop Lane (N.W.C.)
Zoning Case Number	: 52-ZN-1997#3
Parcel Numbers	: 130-13-054 130-13-056 130-13-057 130-13-052 130-13-049 130-13-048
Quarter Section	: 16-44
Current Zoning	: D/OC-2 (East Parcels) & C-3 (West Parcels)
Proposed Zoning	: D/OC-2 (All Parcels)
Use	: Multi-Family Dwelling Units
Occupancy	: R-2 (dwelling) and S-2 (parking garage)
Gross Site Area	: 154,820 S.F. (3.55 Ac.)
Net Site Area	: 113,809 S.F. (2.61 Ac.)
Bldg. Height Allowed	: 36' Above average adjacent curb under C-3 zoning 50' Above average adjacent curb under D/OC-2 zoning
Bldg. Height Proposed	: 50' Above average adjacent curb
Floor Area Provided	: 1st Floor 43,454 gsf - Residential Units 1,750 gsf - Exercise / Club 1,080 gsf - Elev / Stairs 46,284 gsf - Total Area 2nd Floor 41,715 gsf - Residential Units 1,080 gsf - Elev / Stairs 42,795 gsf - Total Area 3rd Floor 44,615 gsf - Residential Units 1,080 gsf - Elev / Stairs 45,695 gsf - Total Area Total Floor Area = 133,021 gsf
Floor Area Ratio (F.A.R.)	: 1.16 (provided) and 1.20 (allowed)
Parking Required	: 123 Standard Spaces (15 per Unit) 5 Accessible Spaces (4% of Total)
Parking Provided	: 8 Accessible Spaces 14 Compact Spaces 145 Standard Spaces 167 Total Spaces
Open Space	: No Minimum Requirements
Total Units	: 82



SITE PLAN

All calculations are approximate and subject to change.

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Scottsdale, Arizona

04038
23.DEC.04

Existing Restaurant Parking

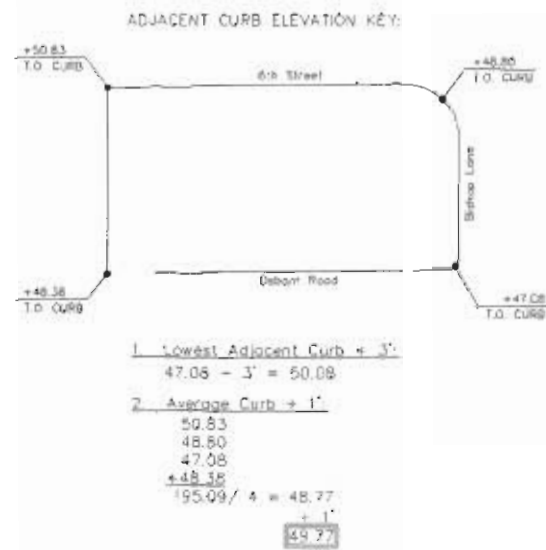
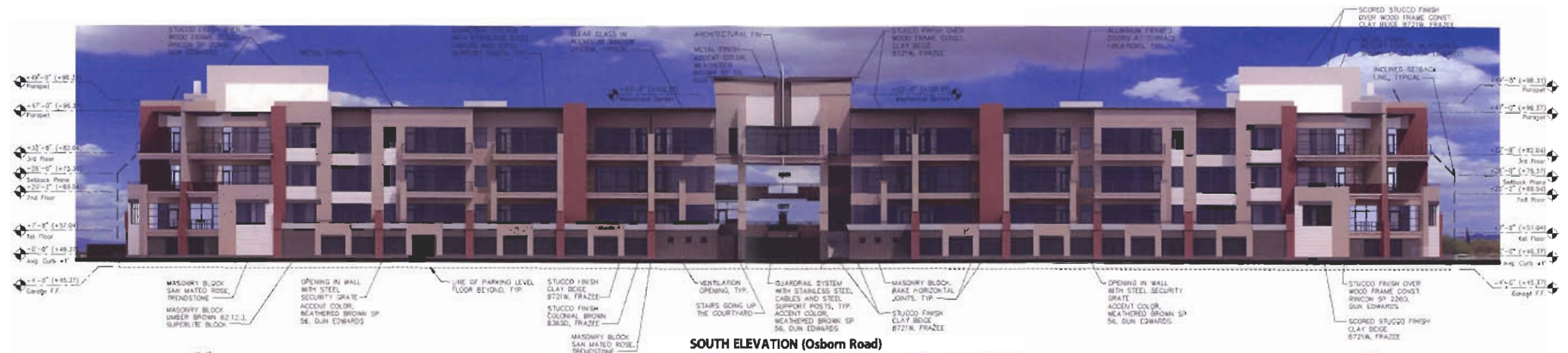
Existing Restaurant

domicile
DFD CorneyHedrick

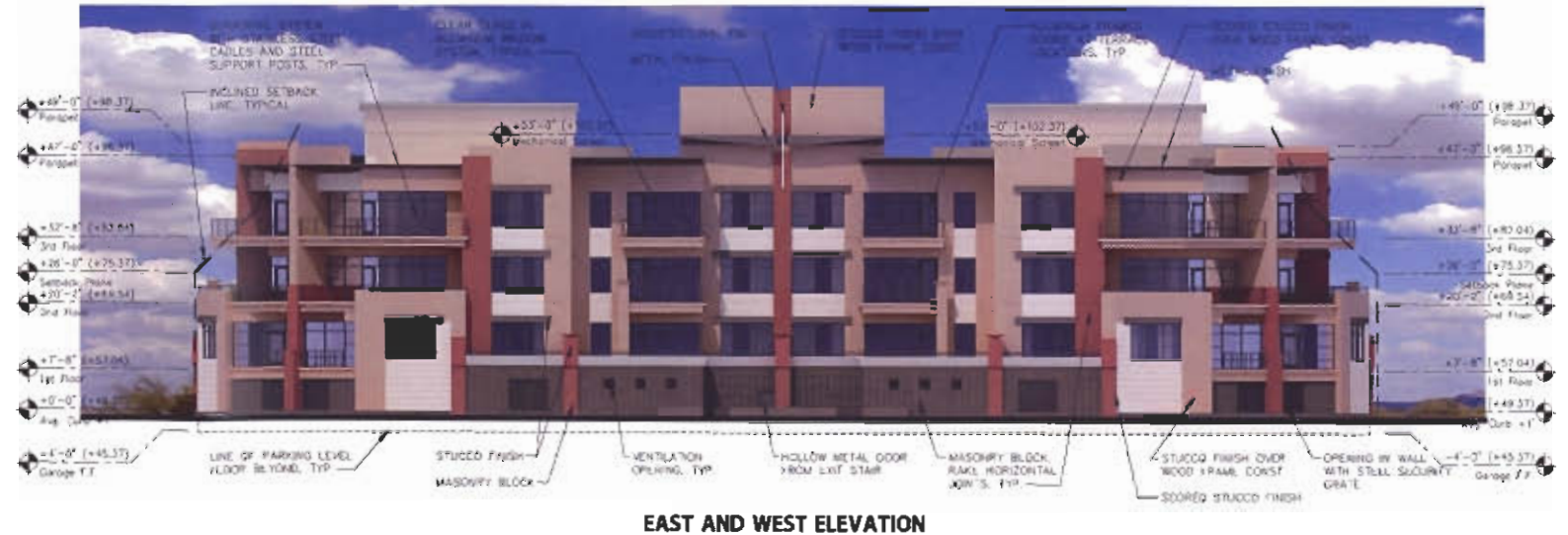
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- GENERAL ELEVATION NOTES:**
1. THE RESIDENTIAL UNITS ARE TO BE CONSTRUCTED OF WOOD FRAMING AND HAVE A PAINTED STUCCO FINISH. ALL STUCCO TO BE APPLIED WITH A SMOOTH SAND TEXTURE. SEE SCHEDULE FOR COLORS.
 2. THE GLASS IS TO BE 1" INSULATED GLASS AND SET IN A DARK BRONZE ANODIZED ALUMINUM WINDOW FRAME SYSTEM. OPERABLE AWNINGS TO BE INCORPORATED INTO THESE SYSTEMS.
 3. THE GUARD RAIL SYSTEMS ARE TO BE CONSTRUCTED OF STAINLESS STEEL CABLES SET IN PAINTED STEEL POSTS.
 4. ALL MISCELLANEOUS METALS TO BE PAINTED TO MATCH THE DARK BRONZE WINDOW SYSTEMS (TRELIS, CANOPIES, AND SECURITY GRATES, ETC.)
 5. BUILDING HEIGHTS ARE ESTABLISHED FROM AVERAGE ADJACENT CURB HEIGHT PLUS 1 FOOT. SEE KEY PLAN.
 6. SEE INCLINED SETBACK LINE (DASHED) ON ELEVATIONS. A MAX. VERTICAL ENCRUMBMENT OF 15' IS PERMITTED ON A MAX. OF 25% OF THE LENGTH OF AN ELEVATION. A MINIMUM 25% OF AREA OF BUILDING FACE BELOW 20' FEET SHALL BE A THE FRONT BUILDING SETBACK.
 7. THE PARKING LEVEL WALLS ARE PROVIDED WITH VENTILATION OPENINGS TO OBTAIN AN OPEN CLASSIFICATION.



EXTERIOR ELEVATIONS

All elevations are approximate and subject to change.

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0' 16' 32' 48' 64'

domi
DFD Company/Architect

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